

CHANDLER WOODS Annual Meeting Minutes

7pm Thursday, February 19, 2026 by Zoom

Quick recap

The annual meeting of the Chandler Woods HOA community focused on updates, budget discussions, and community engagement initiatives. Management shared financial updates, including a healthy reserve balance of \$102,000, and presented a draft budget for the year. The community discussed several maintenance and improvement projects, including potential path paving options and landscape management responsibilities. A key focus was the formation of a new social committee, with Carla and Anya volunteering to co-lead, along with the addition of Ricardo and Qing to the board. The conversation ended with discussions about improving community communication through a potential resident directory and exploring ways to better utilize the community garden space, with Brian offering to help coordinate improvements to the garden shed's security.

Next steps

- Send out email to the community introducing the new social committee members and inviting further volunteers
- Send out a blind copy email and/or Google form to the community to opt-in to the new neighborhood directory
- Send out annual email to garden plot holders to confirm usage/intent for the year
- Contact landscapers to ensure playground trash is addressed and check if more frequent/expanded service is needed for trash collection
- Discuss with landscapers about increasing frequency of dog waste collection during summer
- Review options for adding a combination lock to the garden shed
- Help coordinate bulk rates/pricing for mulch and power washing if community members express interest
- Begin planning for improved use of gathering area/garden space and propose specific ideas to the community for input
- Send finalized budget to the community after board review
- Communicate with new board members about next steps for joining the board
- Begin work on establishing improved communication channels (directory, messaging service) for the community
- Follow up with landscapers about maintaining areas with weeds as identified by residents
- Send introduction email to social committee members to begin their work
- Look into a new type of garden shed lock
- Check on status of swing installation at front area
- Review scope of work with landscapers regarding trash in community garden shed

Summary

TRAC Management Meeting Introduction

Tom and Cyndi Whisnant, representing TRAC Management, greeted the attendees and discussed the purpose of the meeting. They encouraged participants to introduce themselves, stating their names, addresses, and how long they had lived at Chandler Woods. Tom mentioned that some board members, including Zach and Melvin, might be joining later due to emergencies, while Josmell was present but attending another meeting. The meeting was set to begin after a brief delay to allow more participants to join.

Neighborhood Financial and Infrastructure Updates

The meeting began with introductions from residents of the neighborhood, with several attendees sharing their move-in dates and details about their homes. Tom provided updates on the community's financial status, noting a strong bank total of \$102,000, and discussed completed stormwater pond repairs. He also mentioned a draft budget to be shared and highlighted the need for future decisions on path paving options, with estimates for gravel and paving provided.

Road Maintenance and Landscaping Updates

The board discussed maintaining the gravel road and fire lane, noting that no additional impervious surfaces could be added due to fire department requirements. They reviewed landscaping improvements from the previous year, including clearing overgrown areas around the playground and garden, and mentioned plans to add a swing to the entrance area. The board addressed concerns about emergency barriers being damaged by unauthorized vehicle use, emphasizing that the road is reserved for emergency access only. They also clarified landscaping responsibilities between the landscaper and pond maintenance team and discussed garden plot assignments that were being reorganized.

Neighborhood Directory and Social Engagement

The community discussed creating a neighborhood directory with optional participation and password protection, which Tom and others supported as a way to facilitate social connections. Zack suggested forming a social committee to manage the directory and organize community events, with Tom agreeing that intentional social activities can strengthen community bonds. The group noted low participation in a recent survey about shared spaces, with only 13 responses from 70 homes, and discussed the need to better engage new residents.

Board Elections and Social Chair

The board discussed upcoming elections and decided to organize a social chair position through a volunteer system, allowing people to vote or participate. Ricardo expressed interest in joining the board, highlighting his focus on improving community communication and his experience with neighborhood challenges. Zack confirmed his willingness to continue serving on the board and offered to co-chair the social committee with Carla. Qing also expressed interest in joining both the board and social committee, aiming to contribute more to the community. The board agreed to formally vote on new members, with nominations needed before proceeding with the affirmation vote.

Board Approvals and Budget Review

The board unanimously approved the nomination of Ricardo and Qing to join the board, with Tom noting they would communicate with the new members after the meeting. The social committee was established with three members, including Carla, who was confirmed as a volunteer. Tom presented the community budget, explaining that dues were decreased from \$69,000 to \$62,000, and detailed various expenses including property insurance, maintenance costs, and potential improvements to common areas.

Community Maintenance and Improvement

The meeting focused on various community maintenance and improvement issues. Tom clarified that landscapers are responsible for emptying trash cans near playgrounds and gardens, but Brian noted an exception for the community garden shed trash bin, which he continues to manage. The group discussed weed maintenance in common areas, with Anya raising concerns about overgrown weeds, and Tom suggested addressing specific problem areas with photos. Eric proposed coordinating bulk purchases of mulch and pine straw for the community, which Tom supported, suggesting Ruben's Mulch as a potential supplier. The board agreed to start a community directory and discussed forming a social committee to address community garden space utilization, with Brian expressing interest in participating. Mel raised questions about dog poop collection frequency and suggested installing a lock on the community garden shed, which Tom agreed to follow up on.